



APPROVED MINUTES

SUNNYVALE PLANNING COMMISSION

SPECIAL MEETING

The Planning Commission met in a special session in the Council Chambers, City of Sunnyvale, 456 W. Olive Avenue, Sunnyvale, CA on **August 29, 2005** at 8:00 p.m. with Chair Hungerford presiding over the meeting.

ROLL CALL

Members Present: Chair Charles Hungerford; Vice Chair James Fussell; Commissioner Laura Babcock; Commissioner Larry Klein; Commissioner Chris Moylan; Commissioner David Simons; and Commissioner Brandon Sulser

Members Absent: None

Staff Present: Trudi Ryan, Planning Officer; Joan Borger, Senior Assistant City Attorney; Steve Lynch, Associate Planner; and Deborah Gorman, Recording Secretary

CITIZENS TO BE HEARD

None

APPROVAL OF DETAILED MINUTES of August 8, 2005

ACTION: Comm. Simons made a motion to approve the remaining detailed minutes of August 8, 2005. Comm. Klein seconded. Motion carried 6-0-1, Comm. Moylan abstaining.

PUBLIC HEARINGS/GENERAL BUSINESS

- 1. SUBJECT:** **2004-0910 – The Steinberg Group** [Applicant] **Sunnyvale Partners Ltd.** [Owner]: Application for related proposals on an 8.83-acre site located at **1250 Lakeside Drive** (near Oakmead Pkwy) in an M-S (Industrial & Service) Zoning District. (APN: 216-43-035, 036)
- Motion **Certify** Final Environmental Impact Report to consider the development of a 253-room hotel and 244 residential units with structured parking,
- Resolution **General Plan Amendment** to change the land use designation from Industrial to Lakeside Specific Plan,
- Introduction of an Ordinance **Amend** Sunnyvale Municipal Code Title 19 to add the Lakeside Specific Plan Zoning District and Rezone the site from M-S (Industrial and Service) to Lakeside Specific Plan (LSP),
- Motion **Special Development Permit** to allow a 253-room hotel and 244 residential units with structured parking,
- Motion **Parcel Map** to allow 244 condominium lots and two common lots.

ACTION: Comm. Babcock made a motion on item 2004-0910 for Alternative 1 to take the following actions to recommend to City Council: certify the Final Environmental Impact Report; approve a resolution to amend the General Plan land use designation from Industrial to Lakeside Specific Plan; introduce an ordinance to amend Sunnyvale Municipal Code Title 19 to add the Lakeside Specific Plan Zoning District and Rezone the site from M-S (Industrial and Service) to Lakeside Specific Plan (LSP); and approve the Special Development Permit and Parcel Map with modifications; to modify the language in the Mitigation Monitoring and Reporting Program, page 19 to remove the wording “soil mixing”; to modify the COA 17.F. wording to include “with an emphasis on Sunnyvale native species”; to add COA 17.H. to read, “Applicant and the City shall collaborate on potential landscaping on the sound wall along Lakeside Drive.”; to modify COA 29.A. to read, “No vehicles or trailers shall be advertised for sale or rent unless part of the hotel’s car rental service.” Comm. Simons seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: Item to be forwarded to the City Council with the Planning Commission’s recommendation to be heard at the Council meeting of September 13, 2005.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

City Council Meeting Report

Ms. Ryan said there were four Planning-related items on the August 23, 2005 City Council agenda. The first was the South Peninsula Hebrew Day School appeal of the Planning Commission's decision concerning the limits of number of attendees during after-school hours. The representatives of the school and the neighborhood spent a lot of time together prior to the Council meeting and presented a set of revised conditions on the uses of the facility. Staff was comfortable with the revised conditions as there was agreement between the school and neighborhood. The revised conditions modified the action taken by the Planning Commission resulting in a Use Permit for the site, which no longer has legal non-conforming uses. Council approved the Use Permit in accordance with what was presented that evening. The second item was the Study Issue for the Wright Avenue Single-story Combining District which is, with the Planning Commission and staff recommendations, a modification to actual regulations, not the Wright Avenue zoning. The Council adopted the Planning Commission's recommendation with one minor amendment, changing the reapplication time for the two existing districts to one year in advance instead of nine months. The third item was an appeal of a Planning Commission decision regarding a Design Review at 694 Conway Road. The Council approved the Design Review as approved by the Planning Commission. The last item was the four-lot development at 926 South Wolfe Road. The Council approved the development as recommended by the Planning Commission.

Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer